



City of Seattle

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Greg Nickels, Mayor  
**Department of Planning and Development**  
Diane Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2201213  
**Applicant Name:** Tim Smith  
**Address of Proposal:** 2212 Queen Anne Avenue North

**SUMMARY OF PROPOSED ACTION**

Master Use Permit for future construction of a 2-story, 2,600 square foot administrative office addition to the rear of an existing building for a total of 6,200 square feet. Parking for 8 vehicles to remain.

The following approval is required:

**SEPA - Environmental Determination** – (Chapter 25.05, Seattle Municipal Code.)

**SEPA DETERMINATION:**      ☐ Exempt   ☒ DNS   ☐ MDNS   ☐ EIS  
  
   ☐ DNS with conditions  
  
   ☐ DNS involving non-exempt grading, or demolition, or  
   another agency with jurisdiction.

**BACKGROUND DATA**

Site and Area Description

This proposal site is located in the Uptown neighborhood's business district, on the southside of Queen Anne hill, just a few hundred feet north of the Safeway store. The existing 3600 square foot, partially-pitched roof building is approximately two stories high. Parking is provided at the rear of the building, partially under the building, and accessed from the alley on the east. The site is not located within any identified or designated environmentally critical area. All public and private utilities available in the Seattle area are present. The site is zoned NC2-40, and it is subject to a P2 overlay. To the north, south, and west of the site are a variety of commercial uses. To the east, across the alley, there is a single family zone developed with single family residences.

### Proposal Description

The applicant proposes to add a second story to the existing structure, with structure at the back half of the property (less the most easterly 16 or so feet) running from property line to property line, and structure at the front half of the property being well set back from all property lines. The top plate would be at about 24-feet 7-inches in height, and there would be a pitched roofs over the different portions of the structure. At the rear, the second story would be set back about 16 feet from the alley property line; the first level of the structure would be set back about 20 feet. The height of the cantilevered portion of the structure (11-feet 1-inch) will be sufficient to accommodate a van (accessible) parking space.

### Public Comments

During the public comment period which ended on 5 November 2003, the City received no written comments related to the project proposal.

### ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated 13 October 2003. The information in the checklist, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states in part: "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" (subject to some limitations). Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

### Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from construction activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by demolition of the existing roof; increased traffic and demand for parking from construction materials hauling, equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Adopted codes and/or ordinances provide mitigation for the identified impacts. The proposal includes only limited excavation of soils for construction due to the fact that the majority of the work proposed is being done within an existing structure with an existing foundation. The Stormwater, Grading and Drainage Control Code requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the

pedestrian right-of-way. Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

#### Long-term Impacts

Long-term or use-related impacts associated with of approval of this proposal include increased bulk and scale on the site; increased ambient noise due to increased human activity; increased demand on public services and utilities; increased light and glare; increased energy consumption, increased on-street parking demand, and increased vehicle traffic. Identified long-term impacts are not considered significant because they are within the scope of those impacts anticipated by the zoning and/or are relatively the minor in scope. Bulk and scale of the two-story project is significantly less than the allowed maximum building height of 40 feet. The proposed office use is consistent with the current zoning and compatible with the surrounding retail, commercial and industrial uses. Compliance with all applicable codes and ordinances is adequate to achieve sufficient mitigation of long term impacts and no further conditioning is warranted by SEPA policies.

#### DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

☒ [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.

☐ [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

#### CONDITIONS – SEPA

None.

Signature: (signature on file) Date: February 5, 2004  
Paul M. Janos, Land Use Planner  
Land Use Division